

## **BLUAC Steering Committee March 9, 2006 Minutes**

In attendance: Jerry Custer, Doug Averill, James Slach, Paul Guerrant, Craig Wagner, Chuck Gough, Edd Blackler, Catherine Head, John Mueller, Buz Meyer, Shelley Gonzales, David Coverdell, Jerry Thornburg, Elna Darrow, George Darrow, Gary Ridderhoff, Sally Janover, Bruce Peachy, Brett Thuma, Al Johnson, Clarice Ryan, Don Loranger, Pat Wagner, Dennis Hatton

The meeting was called to order by Chairman Don Loranger at 12:00

Minutes of the March 2, 2006 were amended and approved.

While waiting for our Guest from Somers, Dennis Haddon, Edd Blackler said that he had three items to report. He had attended the meeting in Polson concerning the Kootenai Lodge. The final outcome of this hearing was that the plans failed to pass. The planning dept was concerned about sewage, surface water, and hoping for father reduction in density. The Second item: Edd has decided to run for house seat District 9. Third Item: An interesting quiz, NBA vs. NFL which turned out to be Congress. (A little levity).

### **Committee Reports**

#### **Planning Sub-committee:**

Shelley Gonzales had just received a nice document from the housing committee. A lot of people are in and out of town right now but if any committee needs help let me know. The tourism board can't meet with us until the 28<sup>th</sup>. Elna Darrow from the Natural Resources committee reported that she had read the County's Natural Resources issue paper and it is so right on that I have asked Shelley if we can contact them and incorporate the issue paper into our plan with a few supplements. Both Shelley and the county replied yes. Gary Ridderhoff reported his report would be ready by next week

Don Loranger went down and met with the Director of the Yellow Bay Biological Station, Jack Stafford and remarked that he is a very good resource for planning. Don will ask him to come to the meeting on the 23<sup>rd</sup>.

George Darrow then introduced Dennis Hatton from Somers. Dennis is the proprietor of the Somers Bay Café which has become the hub for the community. Dennis and his people have been very active in getting a neighborhood plan for Somers. They have a draft and have hired a professional planner to put it together. They are meeting with her on March 22 and it is supposed to be completed in 30 days. At that time they will take it to the homeowners for their signatures and they hope to present it to the county by June or July at the latest. Their planning area is small but they do have gigantic happenings in Somers. Dennis did mention that the county seems to be more cooperative and open to

receiving neighborhood plans The County has said they don't want to see a sea of homes. Somers has several projects ongoing presently, 2 condo projects, upscale homes, and project from the school to Highway 82. A project for 800 homes that was turned down but they know it will come back. They developed plans for a bike trail from Somers to Lakeside. They have gotten the funding to develop it halfway and the bids are out now. Somers will be going from 250 homeowners to 2000 in 10 years. The roads are terribly inadequate so Dennis and Jeff Harris are looking to work together to maybe use RSID and developers for funding to fix up the roads. Somers is registered as a neighborhood advisory board and at a later time may become elected. Dennis also remarked that developers have to also help pay for these neighborhoods they want to build. Dennis was asked the question about sewers and water capacity and he mentioned that at the present moment Lakeside has 3000 requests for hookups. Asked about commercial property and Dennis stated that Cooper Farms, the 800 home developer also has some commercial property along 82 and has had some inquiries but they have no plans to build until they find out about their residential. Edd Blackler expressed some concern regarding strip malls and retaining the beauty of Montana. He also remarked it is ironic that the concerns of the original steering committee in 1992 with regard to un-zoned parcels of land are coming to fruition.

Doug Averill then asked to speak with regard to planning. He had met with guest of the lodge who is a planner and designer. She mentioned there are much better ways of planning. There is no social fabric built into their concepts and what happens is that the growth area has about a 20 yr life span before it becomes run down., you really need to think 50 to 75 yrs out. You need to start with a global plan (Flathead County for example), and then you need to create a vision for the whole area. This vision would have different areas or pods. Your pods consist of different styles of neighborhoods Once your vision is created you illustrate your vision. When a developer comes in you tell him to find the pod that best fits his project. Dubai is an example of this type of planning. Sally Janover remarked that the workshop that she and Brett attended 2 weeks ago advocated the very same thing with different type of neighborhoods. Don asked Sally to see if the workshop leader would come to speak to our group.

Doug Averill also remarked that if we had visual presentations on what we want, people would gravitate toward that concept easier and faster. He used the example of signage. Brett mentioned 4 counties in Washington State in the Seattle have gotten together and are working on 100 yr plan from urban areas to the mountains.

Since John Bourquin was out of town Chairman Loranger then shared the information: Joe Brenneman wants to meet with John and a couple of members of his choosing from the government committee along with the County Administrator and Susan Nicosia, auditor, in order to go over the tax sheet. That meeting is to be on the 22<sup>nd</sup> of March, the time needs to be finalized.

Pat Wagner reported that she had received an email from Sarita McKnight on Parkwood Lane and that several people Sarita talked to weren't worried about not being in the zoning district and, several others are moving and others are part time residents, so Pat felt this issue has gone away.

Doug offered an FYI. The upper river corridor which Bigfork has the first right of refusal, has been sold to Mid America. So now it seems that Bigfork will be dealing with a new partner.

Meeting was adjourned at 1:00

**Announcements:**

The March 16, 2006 Meeting will be held in conjunction another public meeting for people to come and tell us their zoning preferences. It will be held Middle School Gym from 7:00pm to 9:00pm.

BLUAC is meeting on March 23, 2006 this month, at 4:00pm at Bethany Lutheran Church.